

**COFNOD O BENDERFYNIAD WEDI'I DDIRPRWYO GAN SWYDDOG
RECORD OF DELEGATED OFFICER DECISION**

Penderfyniad Allweddol | Key Decision ✓

PWNC/SUBJECT: RCT Together – Community Asset Transfer of the Former Bronllwyn Youth Centre to Cylch Meithrin Bronllwyn (Charitable Incorporated Organisation)


DIBEN YR ADRODDIAD / PURPOSE OF REPORT:

To approve the transfer of the Former Bronllwyn Youth Centre to Cylch Meithrin Bronllwyn by way of a 10 year Lease.

In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended officer decision of the Director of Public Health, Protection and Community Services as described below.

PENDERFYNIAD WEDI'I DDIRPRWYO / DELEGATED DECISION:

To approve the transfer of the Former Bronllwyn Youth Centre to Cylch Meithrin Bronllwyn (Charitable Incorporated Organisation) by way of a 10 year lease.

 Chief Officer Signature	PAUL WIFF Print Name	14.8.19 Date
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Mae'r penderfyniad yn cael ei wneud yn unol ag Adran 15 o Ddeddf Llwyodraeth Leol 2000 (Swyddogaethau'r Corff Gweithredol) ac yn y Cylch gorchwyl sy wedi'i nodi yn Adran 5 o Ran 3 o Gyfansoddiad y Cyngor

The decision is taken in accordance with Section 15 of the Local Government Act, 2000 (Executive Functions) and in the terms set out in Section 5 of Part 3 of the Council's Constitution



RHONDDA CYNON TAF

YMGYNGHORI / CONSULTATION

LLOFNOD YR AELOD YMGYNGHOROL O'R CABINET
CONSULTEE CABINET MEMBER SIGNATURE

DYDDIAD / DATE

LLOFNOD SWYDDOG YMGYNGHOROL
CONSULTEE OFFICER SIGNATURE

DYDDIAD / DATE



RHONDDA CYNON TAF

RHEOLAU'R WEITHDREFN GALW-I-MEWN / CALL IN PROCEDURE RULES.

A YW'R PENDERFYNIAD YN UN BRYN A HEB FOD YN DESTUN PROSES GALW-I-MEWN GAN Y PWYLLGOR TROSOLWG A CHRAFFU:

IS THE DECISION DEEMED URGENT AND NOT SUBJECT TO CALL-IN BY THE OVERVIEW AND SCRUTINY COMMITTEE:

NAC YDY / NO ✓

Rheswm dros fod yn fater brys / Reason for urgency:.....

Os yw'n cael ei ystyried yn fater brys - llofnod y Maer/Dirprwy Faer/pennaeth y Gwasanaeth Cyflogedig yn cadarnhau cytundeb fod y penderfyniad arfaethedig yn rhesymol yn yr holl amgylchiadau iddo gael ei drin fel mater brys, yn unol â rheol gweithdrefn trosolwg a chraffu 17.2:

If deemed urgent - signature of Mayor or Deputy Mayor or Head of Paid Service confirming agreement that the proposed decision is reasonable in all the circumstances for it being treated as a matter of urgency, in accordance with the overview and scrutiny procedure rule 17.2:

.....
(Maer / (Mayor)

.....
(Dyddiad / Dated)

DS - Os yw hwn yn benderfyniad sy'n cael ei ail-ystyried yna does dim modd galw'r penderfyniad I mewn a bydd y penderfyniad yn dod I rym o'r dyddiad mae'r penderfyniad wedi'i lofnodi.

NB - If this is a reconsidered decision then the decision Cannot be Called In and the decision will take effect from the date the decision is signed.

AT DDEFNYDD Y SWYDDFA YN UNIG | FOR OFFICE USE ONLY

DYDDIADAU CYHOEDDI A GWEITHREDU | PUBLICATION & IMPLEMENTATION DATES

CYHOEDDI | PUBLICATION

Cyhoeddi ar Wefan y Cyngor | Publication on the Councils Website:- 14.08.19

DYDDIAD | DATE

GWEITHREDU'R PENDERFYNIAD | IMPLEMENTATION OF THE DECISION

Nodwch: Fydd y penderfyniad hwn ddim yn dod i rym nac yn cael ei weithredu'n llawn nes cyn pen 3 diwrnod gwaith ar ôl ei gyhoeddi. Nod hyn yw ei alluogi i gael ei "Alw i Mewn" yn unol â Rheol 17.1, Rheolau Gweithdrefn Trosolwg a Chraffu.

Note: This decision will not come into force and may not be implemented until the expiry of 3 clear working days after its publication to enable it to be the subject to the Call-In Procedure in Rule 17.1 of the Overview and Scrutiny Procedure Rules.

Yn amodol ar y drefn "Galw i Mewn", caiff y penderfyniad ei roi ar waith ar / Subject to Call In the implementation date will be

20.08.19

DYDDIAD / DATE

WEDI'I GYMERADWYO I'W GYHOEDDI: ✓ | APPROVED FOR PUBLICATION : ✓

Rhagor o wybodaeth / Further Information:

Cyfadran / Directorate:	Public Health, Protection & Community Services
Enw'r Person Cyswllt / Contact Name:	Lynne Williams
Swydd / Designation:	RCT Together – Community Asset Transfer Development Assistant
Rhif Ffôn / Telephone Number:	01443 281188

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

KEY DELEGATED DECISION

**REPORT TO ACCOMPANY A DECISION OF THE DIRECTOR OF PUBLIC
HEALTH, PROTECTION AND COMMUNITY SERVICES**

9TH AUGUST 2019

**RCT TOGETHER – COMMUNITY ASSET TRANSFER OF THE FORMER
BRONLLWYN YOUTH CENTRE TO CYLCH MEITHRIN BRONLLWYN
(CHARITABLE INCORPORATED ORGANISATION)**

**Author(s): Lynne Williams, Community Asset Transfer Development
Assistant – 01443 281188**

1. PURPOSE OF THE REPORT

- 1.1 To approve the transfer of the Former Bronllwyn Youth Centre to Cylch Meithrin Bronllwyn (Charitable Incorporated Organisation) by way of a 10 year lease.
- 1.2 In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended Officer decision of the Director of Public Health, Protection and Community Services.

2. RECOMMENDATIONS

- 2.1 It is recommended to endorse the transfer of the Former Bronllwyn Youth Centre to Cylch Meithrin Bronllwyn (Charitable Incorporated Organisation) by way of a 10 year lease as set out in paragraph 5.

3. REASONS FOR RECOMMENDATIONS

- 3.1 It is recommended that the Director of Public Health, Protection and Community Services agrees to the 10 year lease with Cylch Meithrin Bronllwyn in respect of the Former Bronllwyn Youth Centre who are the existing tenants circa 10 years looking to secure a long term tenancy agreement.
- 3.2 The building has been used by the Cylch Meithrin Bronllwyn who provide a playgroup provision for 2 and 3 year olds.
If the lease transfer is agreed, Cylch Meithrin Bronllwyn, recently registered Charitable Incorporated Organisation, have plans to develop

and expand their provision and access funding to refurbish the building and outside areas.

- 3.3 The Council's Community Hub and Neighbourhood Network Task and Finish Group has identified the need to safeguard and sustain the current playgroup provision in this building and recognise the benefit of Cylch Meithrin Bronllwyn being able to provide a well-used and needed provision within the area, particularly as they are a Welsh Speaking provider. RCT CBC Children and Young People's Service through Flying Start and 21st Century Schools have echoed this.
- 3.4 The lease will also enable Cylch Meithrin Bronllwyn the opportunity to lever in funding to address the buildings current refurbishment needs.

4. BACKGROUND

- 4.1 The Council's RCT Together Approach for progressing Community Asset Transfers was agreed by Cabinet at its meeting on the 30th October 2014. This approach will see the Council working with communities and partner agencies to sustain delivery of services that the Council may no longer be able to deliver on its own.
- 4.2 Applications are considered from non-profit distributing voluntary and community groups or companies for activities, services and facilities which benefit residents within Rhondda Cynon Taf.
- 4.3 At the Council meeting on the 19th May 2016, it was agreed that applications for asset transfer could now be dealt with under the Council's Delegated Decisions framework. High Level Asset Transfers will need to be reported to Cabinet, if Officers and the appropriate Cabinet member feel this is appropriate.
- 4.4 A review of RCT Together has recently been undertaken and approved by Cabinet at its meeting on 21st November 2018 to ensure any future community asset transfers that are progressed align with the Council's Community Hub development programme and can deliver the Council's strategic service requirements. Each hub will support a neighbourhood network of preventative community services and activities that will support people living in our communities to improve their independence, resilience, health and well-being.
- 4.5 As part of this developing approach, any future tenancy agreements will require the tenant to agree by way of a "Neighbourhood Network Agreement", to contribute to supporting their local Neighbourhood Network by promoting their own services, signposting residents to other activities, support and advice and working collaboratively to ensure residents views are heard and considered as part of the Neighbourhood Network's development discussions. Each tenant will

be required to complete a 6 monthly monitoring report, which will be reviewed on an annual basis.

5. OVERVIEW OF CYLCH MEITHRIN BRONLLWYN

5.1 Cylch Meithrin Bronllwyn has been a registered charity (unincorporated) for over 20 years. In May 2019, the group registered as a Charitable Incorporated Organisation and currently occupy the Former Bronllwyn Youth Centre.

5.2 The organisation currently comprises of 4 volunteer trustees who possess a range of skills and experiences primarily around the financial function of operating this childcare setting. There is a Group Manager, a Team Leader and 4 members of staff. The organisation have access and hold a register of relief cover staff. The number of staff required is based on the number of children registered per term.

5.3 Cylch Meithrin Bronllwyn provides a nursery setting for children aged 2 and 3 years through the medium of Welsh and is under the umbrella of Mudiad Ysgolion Meithrin Wales Early Years Specialists. They are currently registered with Care Inspectorate Wales for up to 24 children per session and operate on morning and afternoon sessions. They also provide all day care.

5.4 The group is an established setting with a good reputation and is situated in a good location. They are the only Welsh Speaking Nursery with a wide catchment area and support four local feeder schools with the majority transitioning to Ysgol Gynradd Cymraeg Bronllwyn. This proposal will enable the organisation to maintain their existing service.

5.5 The setting is now working in partnership with Flying Start as a spot purchaser, even though they are not a Flying Start setting. Currently, the setting has seven eligible children under Flying Start funding.

5.6 The setting is also Estyn registered and staff are trained education practitioners. They provide education to children aged 3 years who are eligible to receive this funding. During the Winter Term (2019/20), they had 8 children and during the Summer Term (2019/20), they have 16 children.

5.7 The setting is also registered with the Welsh Government 30 Hour Free Childcare Offer for Wales Scheme and currently have 3 children eligible.

6. REVIEW OF CYLCH MEITHRIN BRONLLWYN'S BUSINESS PLAN

6.1 At a meeting of the RCT Together Community Assets and Service Transfer Panel held on 29th July 2019, an assessment of the group's

business plan was undertaken. The following is a summary of the panel's assessment and recommendations.

- 6.2 Cylch Meithrin Bronllwyn are an established organisation who have been running the setting for 20 years. They are capable of delivering a quality service and are a valuable Registered Education Provider as evidenced from their Excellent rating from Estyn.
- 6.3 The group are supported under the umbrella of Mudiad Meithrin Welsh Early Year Specialist for specialist support, advice and guidance. They work in partnership with the Council's Community Wellbeing and Resilience (incorporating early years provision) and Education Teams to provide quality childcare services.
- 6.4 As the building is on a Council site, the group will occupy the building with the responsibility for the buildings statutory compliance needs being actioned by the Council's Corporate Maintenance Team with a recharge back to the group.
- 6.5 Cylch Meithrin Bronllwyn have evidenced that there is a demand for their service based on a waiting list. Cylch Meithrin Bronllwyn are the only Welsh Speaking nursery in the area and serve a wide catchment by servicing the 4 local schools. These schools include Ysgol Gyfun Gymraeg Bronllwyn, Y Gyfun Gymraeg Bodringallt, Bodringallt English, Gelli Primary, Y Gyfun Gymraeg Ynyswen, Ton Pentre Infants and Wattstown.
- 6.6 The biggest area of concern from the panel was the financial sustainability of the service, which is reliant on commissioned based services (Flying Start, Estyn and Welsh Government 30 Hour Childcare Offer).

7. EQUALITY AND DIVERSITY IMPLICATIONS

- 7.1 An Equality Impact Assessment is not required for this decision, as the group have been in occupation for circa 10 years and are looking to sustain their occupation moving forward.

8. CONSULTATION

- 8.1 The group have been in occupation for circa 10 years and have undertaken ongoing engagement and consultation activities with parents.

9. FINANCIAL IMPLICATION(S)

- 9.1 Cylch Meithrin Bronllwyn will pay an annual market rent of £1992 per annum.

- 9.2 The Council will recharge the tenant for building insurance and will carry out all statutory compliance checks and recharge the group.
- 9.3 Cylch Meithrin Bronllwyn will be responsible for all utility costs, repair and maintenance responsibilities for the duration of the lease at no further cost to the Council.
- 9.4 The group have secured £10,000 Community Enabling Fund to address current building needs.

10. LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED

- 10.1 Section 123 of the Local Government Act 1972.
- 10.2 The proposal will contribute towards priorities identified within the Social Services and Wellbeing Act (Wales) 2014 and enable the Council to satisfy its duty to “promote social enterprises and co-operatives which involve people who need care and support”.

11. LINKS TO THE CORPORATE AND NATIONAL PRIORITIES AND THE WELL-BEING OF FUTURE GENERATIONS ACT.

- 11.1 The proposed leasehold transfer to Cylch Meithrin Bronllwyn will support the Council’s Corporate Plan “The Way Ahead” (2016-2020), priorities of “promoting independence and positive lives for everyone” and “creating neighbourhoods where people are proud to live and work”.
- 11.2 Along with 44 public bodies across Wales, the Council is subject to the statutory requirements of the Well-being of Future Generations (Wales) Act 2015, which sets a common vision for the long-term well-being of people and communities through seven national well-being goals and provides a framework for public services to work differently through five sustainable development principles. The principles include thinking about the long-term impact of our actions, seeking to prevent issues from occurring in the first place or from worsening, involving people and communities in decisions made that affect them, working together with other organisations and integrating our work to understand the ‘knock-on’ effects of what we do.
- 11.3 The Corporate Plan also contains principles that include ‘Helping people and communities to help themselves’ stating that:

“(The Council) believes that if you give power to local people you get better results and achieve better value...(the Council) wants to work more closely with RCT’s community and voluntary sector to stimulate

innovation and encourage communities to step forward and take on new roles in providing local services and solutions.”

- 11.4 The Council is approaching this principle in different ways and has launched *RCT Together* as a means of engaging and involving residents in how services are best sustained in communities:

“The Council’s vision is to develop a new relationship with residents that enable them to be independent and resilient and to take on greater responsibility for their local communities. This is not about the Council shifting its responsibility, it is about recognising that residents want to be more involved in what happens in their community”.

- 11.5 The ‘RCT Together’ approach, now aligning with the Council’s developing Community Hub and Neighbourhood Network approach will further strengthen the involvement of local residents and community groups in determining the best use of its assets to enable the community to strengthen its resilience and wellbeing.

12. CONCLUSION

- 12.1 Cylch Meithrin Bronllwyn have provided satisfactory evidence to demonstrate their ability and experience in delivering a valuable service for 2 to 3 year olds.
- 12.2 The leasehold transfer will enable the group to apply for additional funding to enhance the facility further.
- 12.3 The CAST Panel acknowledged the value of the service Cylch Meithrin Bronllwyn provides which supports the recommendation to continue with the asset transfer. The greatest area of concern for the panel was their financial sustainability. Cylch Meithrin Bronllwyn acknowledge the need to reduce reliance on commissioned services and to potentially increase fees and expand on their delivery. They acknowledge the importance of remaining competitive with other local providers to keep fees as low as possible for the families they support.

Other Information:-

Relevant Scrutiny Committee

Public Service Delivery, Communities and Prosperity Scrutiny Committee



LOCAL GOVERNMENT ACT 1972

AS AMENDED BY

THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

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(CHARITY INCORPORATED ORGANISATION)**

Background Papers:

- Providing Opportunities for Other to Operate Services and Assets: Cabinet – 30th October 2014
- RCT Together Process – Update of Progress: Cabinet Council – 19th May 2016
- RCT Together – Review of the Community Asset Transfer Process: Cabinet – 21st November 2018

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